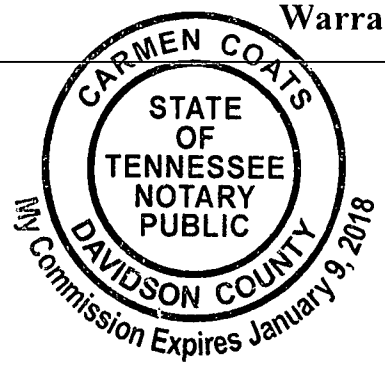
Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $119,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of August, 2017.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tony and Brenda Owens Properties, LLC	NEW OWNER	
314 North Main		04000008800
Vandalia, MO 63382		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **IRA INNOVATIONS LLC FBO JOHN DONELSON IRA, AS TO TWO-THIRDS (2/3) UNDIVIDED INTEREST, AND NASHVILLEREALTYGROUP.COM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A ONE-THIRD (1/3) UNDIVIDED INTEREST,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TONY AND BRENDA OWENS PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being 3.22 +/- acres described according to an unrecorded survey by Charles R. Simmons dated September 8, 1974, as follows:

Beginning at an iron nail in the center line of Knight's Road the most N.W. corner of this tract; thence with the center of Knight's road S 28\'b0 E. 69.0 feet to a point in the center of Road; thence S 21\'b0 East 66.6 feet to a nail in the center of Knight's Road; thence leaving the Road N. 68\'b0 East (Passing an iron stake at 25 feet from the center line of road a reference mark to corner) 300.0 feet to an iron stake; thence East for 390.0 feet to an iron pin; thence downhill North 240 +/- feet (Passing an iron stake setback 20 feet from centerline of creek a reference point to corner in C/L creek); thence with old calls from a survey by G. W. Watkins dated 14 February 1951 down the general center line of creek for 3 calls N 87\'b0 30 min. W 28.3 feet; thence S 84\'b0 30 min W. 346.00 feet; thence S. 74\'b0 30 min. W. 184.0 feet to an iron stake in the center of creek set this survey thence; leaving the creek and with the general center line of a gravel road leading to house on Rowe's property S. 51\'b0 W. 223.0 feet to a nail in the center line of Knight's road the point of beginning containing 3.22 +/- acres.

A right of way easement along the north line of the land retained by grantor and hereby imposed for the benefit of the grantees their successors and assigns. Said easement is to run with the land in perpetuity.

BILL GARRETT, Davidson County
Trans:T20170077056 DEEDWARR
Recvd: 09/01/17 15:19 4 pgs
Fees:23.00 Taxes:440.30
20170901-0090417

and wife, Agnes B. Dunn by Installment deed from H. C. Matthews and wife, Minnie Mathews of record in Book 1191, page 207 Register's Office for Davidson County , Tennessee, dated June 23, 1941 and recorded on June 24, 1941.

Edward F. Dunn and Agnes B. Dunn having since died. Agnes B. Dunn devised the property to her daughter, Eleanor Gibbons by the Will of Agnes B. Dunn of record in Will Book 131, Page 230, in the Probate Court of Davidson County, Tennessee. Eleanor Gibbons having since died, Rita Dunn Felts having been named Adminstratrix of the Estate at Docket No. 12P1159 in the Probate Court of Davidson County, Tennessee.

Being the same property conveyed to IRA Innovations LLC FBO John Donelson IRA, as to Two-Thirds (2/3) undivided interest, and Nashvillerealtygroup.com, LLC, a Tennessee limited liability company, as to a one-third (1/3) undivided interest by Warranty deed from Rita Felts, as Adminstratrix of the Estate of Eleanor Gibbons, deceased of record in Instrument No. 20151209-0241077, corrective deed of record at Instrument No. 20170222-0017949, Register's Office for Davidson County, Tennessee, dated February 7, 2017 and recorded on February 22, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3839 Knight Dr., Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of August, 2017.

IRA Innovations LLC FBO John Donelson IRA

Elisha Holcombe

Elisha Holcombe, Authorized Representative

Nashvillerealtygroup.com LLC

John Donelson, Chief Manager/Authorized Member

STATE OF Alabama
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elisha Holcombe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Representative of IRA Innovations LLC FBO John Donelson IRA, an Alabama limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 25th day of August, 2017.

CYNTHIA R. MORGAN
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
September 09, 2020

Cynthia R. Morgan

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Donelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Manager/Authorized Member of Nashvillerealtygroup.com, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 25th day of August, 2017.

Notary Public

My Commission Expires:

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of August, 2017.

IRA Innovations LLC FBO John Donelson IRA

_____
Elisha Holcombe, Authorized Representative

Nashvillerealtygroup.com LLC

_____
John Donelson, Chief Manager/Authorized Member

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elisha Holcombe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Representative of IRA Innovations LLC FBO John Donelson IRA, an Alabama limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 25th day of August, 2017.

_____
Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Donelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Manager/Authorized Member of Nashvillerealtygroup.com, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 25th day of August, 2017.

_____
Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021